013.0	0009	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,000 / 890,000
					USE VALUE:	890,000 / 890,000
					ASSESSED:	890,000 / 890,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28	-30	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLGAN CATHERINE E
Owner 2:	LINDSAY SUSAN J
Owner 3:	
Street 1:	28 DOROTHY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLGAN CATHERINE E -
Owner 2:	LINDSAY SUSAN J -
Street 1:	28 DOROTHY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2335 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4414.000	448,100		441,900	890,000
Total Card	0.101	448,100		441,900	890,000
Total Parcel	0.101	448,100		441,900	890,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.16 /Parcel: 381.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10838

GIS Ref

GIS Ref

Insp Date 02/23/18

!1328!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0009-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	448,100	0	4,414.	441,900	890,000		Year end	12/23/2021
2021	104	FV	427,500	0	4,414.	441,900	869,400		Year End Roll	12/10/2020
2020	104	FV	427,700	0	4,414.	441,900	869,600	869,600	Year End Roll	12/18/2019
2019	104	FV	331,700	0	4,414.	469,600	801,300	801,300	Year End Roll	1/3/2019
2018	104	FV	331,700	0	4,414.	342,500	674,200	674,200	Year End Roll	12/20/2017
2017	104	FV	310,800	0	4,414.	298,300	609,100	609,100	Year End Roll	1/3/2017
2016	104	FV	310,800	0	4,414.	254,100	564,900	564,900	Year End	1/4/2016
2015	104	FV	276,600	0	4,414.	248,600	525,200	525,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:51:33

LAST REV

Date	Time
03/26/18	10:57:12
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT RICHARD	1216-16		12/29/1999	Family	140,000	No	No		
BENNETT HELEN	1123-160		3/14/1994			No	No		A

USER DEFINED

Prior Id # 1:	10838
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2006	611	Manual	11,350			G8	GR FY08	strip and re-shing

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2018	MEAS&NOTICE	BS	Barbara S
5/8/2009	Measured	372	PATRIOT
9/29/1999	Meas/Inspect	163	PATRIOT
8/25/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4414		Sq. Ft.	Site		0	80.	1.25	1									441,937						441,900	

Total AC/HA:	0.10133	Total SF/SM:	4414	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	441,937	Spl Credit		Total:	441,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09967875
Const Adj.:	0.97029907
Adj $ / SQ:	192.063
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649351
Depreciation:	201299
Depreciated Total:	448052

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

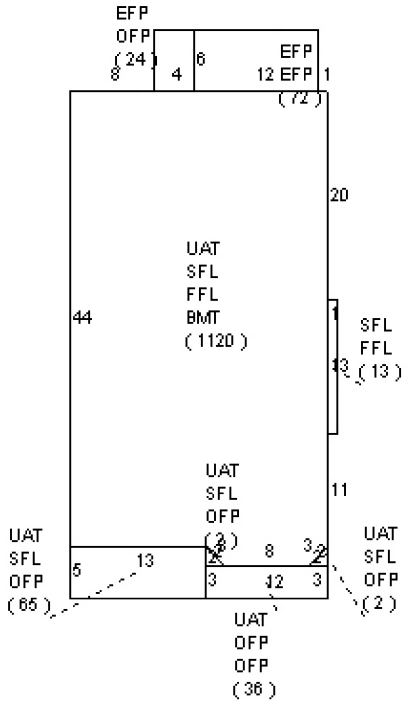
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.06
Special Features:	0	Val/Su Net:	109.45
Final Total:	448100	Val/Su SzAd	191.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,202	192.060	230,860
FFL	First Floor	1,133	192.060	217,607
BMT	Basement	1,120	57.620	64,533
UAT	Upper Attic	306	76.830	23,528
EFP	Enclos Porch	168	42.140	7,080
OFP	Open Porch	165	25.710	4,243

Net Sketched Area:	4,094			Total:	547,851
Size Ad	2335	Gross Area	5013	FinArea	2335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

013.0-0009-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	